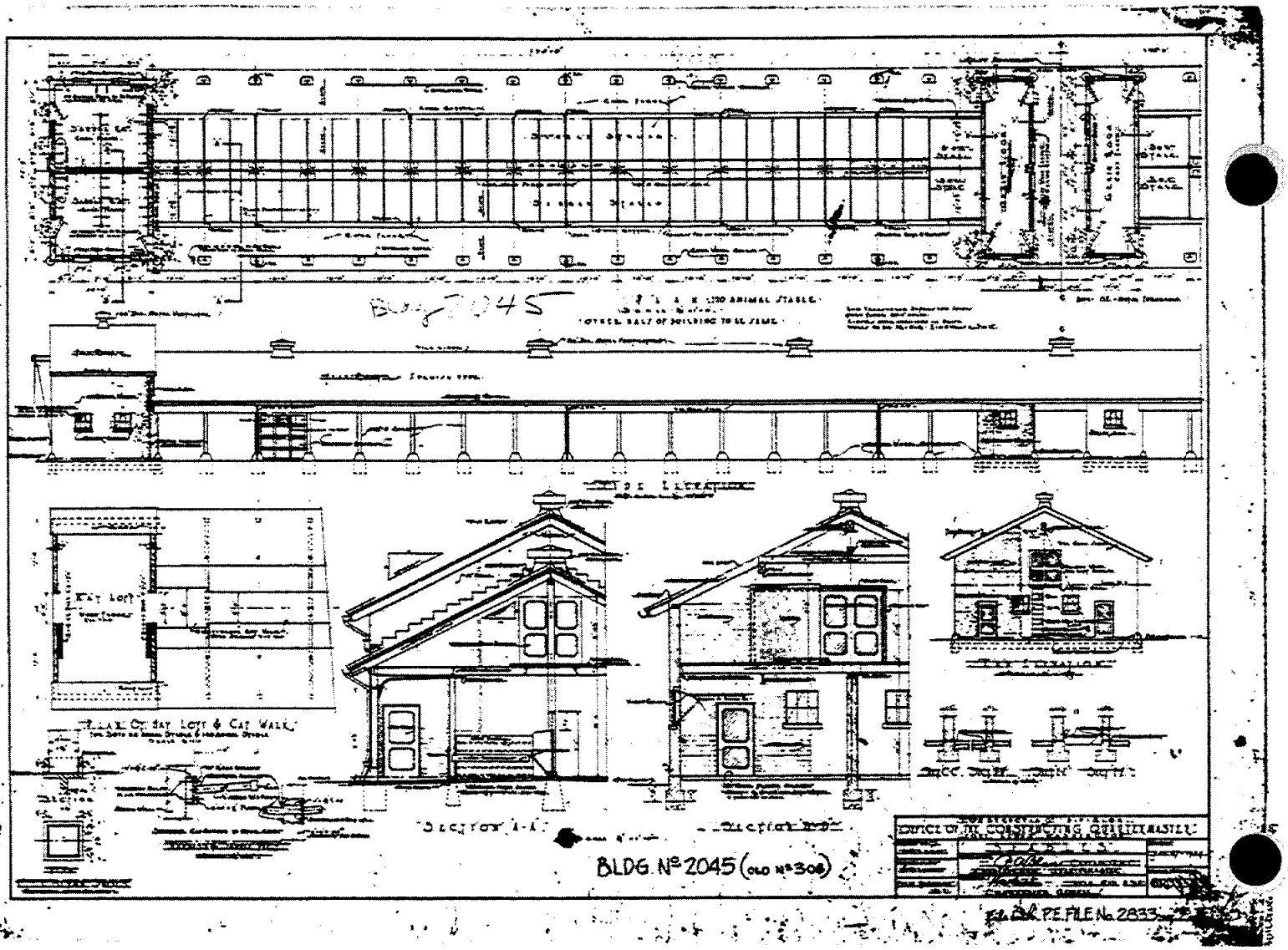

BUILDING 2045

Building 2045 (formerly 308) is a long masonry shop building, built in 1934 as a stable. It has a hay loft at both ends over the saddle rooms. It originally had a continuous cat walk the length of the attic space and a continuous manger along the length of the floor slab.

The building has a tile roof, sheet metal soffits and steel sash windows with masonry sills. Several diagonally paneled man doors remain. Many openings have been infilled with drop siding.

1987 PHOTO

BUILDING 2045

CONDITION SURVEY DATA SHEET

BUILDING 2045

EXTERIOR ELEMENT	EXISTING	ORIGINAL FABRIC	ALTERED FABRIC	TYPE	NEEDS ATTENTION	SEE SURVEY NOTE	SPECIAL ITEM	REMARKS
LANDSCAPING								
SIGNAGE	●		●					
DRAINAGE & GRADING	●							
LIGHTING	●		●					
PLANTING								
FOUNDATIONS								
CONCRETE WALL	●	●			▲	9		MOSS
CONCRETE PIERS								
SKIRTING								
WALLS								
WOOD SIDING	●		●		▲	2,13		T1-11 INAPPROPRIATED / DROPPED IS WEATHERED
CONCRETE								
STUCCO								
CONCRETE/STONE FACE								
MASONRY	●	●			▲	7		CRACK
PAINT	●	●	●					OVERSPRAY AT SIDING AND BRICK
WOOD TRIM	●		●					
STEEL COLUMNS	●	●			▲	8		RUST
METAL TRIM	●	●			▲	1		SOILED & STAINED
ASBESTOS SIDING								
ROOFS								
COMPOSITION								
BUILT-UP								
METAL								
TILE	●	●						
FLASHING	●	●						
ROOF ACCESSORIES								
BELL TOWER								
CLERESTORY								
ATTIC VENTS	●	●			▲	5		RUST
GUTTERS	●		●					
SCUPPER BOXES								
DOWNSPOUTS	●		●		▲	12		RUST
MISC. PENETRATIONS								
DOORS								
WOOD PANEL	●	●		59, 60	▲	6		SEVERE WEATHERING
FLUSH WOOD	●		●		▲	6		SEVERE WEATHERING
FLUSH METAL								
GLASS LIGHTS	●	●						
HARDWARE	●	●	●					
TRANSOM								
WOOD OVERHEAD	●				▲	6		SEVERE WEATHERING
METAL OVERHEAD	●			62				
WINDOWS								
WOOD DOUBLEHUNG								
WOOD CASEMENT								
GLASS BLOCK								
VINYL								
WOOD VENT/HOPPER								
WOOD DECORATIVE								
WOOD FIXED	●							
METAL CASEMENT								
METAL AWNING/HOPPER	●	●		37	▲	4		RUST
METAL DECORATIVE								
SCREENS/BARS	●		●					
PORCHES								
ROOFED								
ENCLOSED								
CONCRETE STEPS								
WOOD STEPS								
GRANITE STEPS								
BRICK PORCH & STEPS								
METAL RAILING								
WOOD RAILING								
COLUMNS								
ROOF BALUSTRADE								
FIRE ESCAPES								
METAL								
CHIMNEYS								
MASONRY	●	●			▲	3		MOSS
METAL								

BUILDING 2045

CONDITION SURVEY

SHOP

1. Sheet metal at eaves is soiled and stained.
2. T 1-11 infill panels are not appropriate to character of building.
3. Moss is present on chimney. Flashing may not be adequate.
4. Some rust is present on metal sashes.
5. Roof ventilators are starting to rust.
6. Doors are weathered, especially on south side, due to ineffective paint coverage.
7. Masonry is cracking at building extension near junction with roof.
8. Rust is present on structural steel.
9. Moss is present at base of building.
10. Parking bumpers have been damaged.
11. Threshold at loft door is rusting.
12. Downspout straps and boots are rusting.
13. Drop siding is weathered, especially near bottom.

MAINTENANCE AND REPAIR SCHEDULE

A. IMMEDIATE
B. 6 MOS. - 1 YRS.
C. AS FUNDING PERMITS
* 6 MOS. - 2 YRS.
+ 2 YRS. - 4 YRS.
o 5 YRS. - 10 YRS.

BUILDING 2045

EXTERIOR ELEMENT	NEEDS REPAIR	SEE ARTICLE	SEE ILLUSTRATION	ROUTINE MAINTENANCE *	ROUTINE MAINTENANCE +	ROUTINE MAINTENANCE o	IN HOUSE	SEE NOTE	REMARKS
LANDSCAPING									
SIGNAGE	C	2.5				●	●		DEVELOPE SIGNAGE PLAN
DRAINAGE & GRADING		2.2				●			
LIGHTING					●				
PLANTING				●			●		
FOUNDATIONS									
CONCRETE WALL	C	3.1				●	●	9	REMOVE MOSS
CONCRETE PIERS									
SKIRTING									
WALLS									
WOOD SIDING	B	4.1	4.8		●		●	2,13	SCRAPE AND PAINT
CONCRETE									
STUCCO									
CONCRETE/STONE FACE									
MASONRY	A	4.2	4.10			●		9	INVESTIGATE CRACKING
PAINT					●				REMOVE OVERSPRAY
WOOD TRIM									
STEEL COLUMNS	B	4.5			●		●	8	REMOVE RUST PAINT
METAL TRIM	B	4.5			●		●	1	REMOVE SOIL, PAINT
ASBESTOS SIDING									
ROOFS									
COMPOSITION									
BUILT-UP									
METAL									
TILE						●			
FLASHING						●			
ROOF ACCESSORIES									
BELL TOWER									
CLERESTORY									
ATTIC VENTS	C	5.5	5.10			●	●	5	REMOVE RUST, REPAINT
GUTTERS				●					
SCUPPER BOXES									
DOWNSPOUTS	B	5.6			●			12	REMOVE RUST, REPAIR LEAKS, PAINT
MISC. PENETRATIONS									
DOORS									
WOOD PANEL	C	6.1	6.3		●		●	6	REPAIR AND PAINT
FLUSH WOOD	A	6.1					·	6	REPAIR AND PAINT
FLUSH METAL									
GLASS LIGHTS									
HARDWARE					●				
TRANSOM									
WOOD OVERHEAD	A	4.5			●		●	6	REPAIR AND PAINT
METAL OVERHEAD									
WINDOWS									
WOOD DOUBLEHUNG									
WOOD CASEMENT									
GLASS BLOCK									
VINYL									
WOOD VENT/HOPPER									
WOOD DECORATIVE									
WOOD FIXED									
METAL CASEMENT									
METAL AWNING/HOPPER	B	7.2			●		●	4	REMOVE RUST/REPAINT
METAL DECORATIVE									
SCREENS/BARS									
PORCHES									
ROOFED									
ENCLOSED									
CONCRETE STEPS									
WOOD STEPS									
GRANITE STEPS									
BRICK PORCH & STEPS									
METAL RAILING									
WOOD RAILING									
COLUMNS									
ROOF BALUSTRADE									
FIRE ESCAPES									
METAL									
CHIMNEYS									
MASONRY									
METAL									

MAINTENANCE AND REPAIR NOTES

SHOP BUILDING

1. **SHEET METAL EAVES**
   a. Clean with detergent solution, rinse and dry.
   b. Sand to remove all rust. Prime immediately.
   c. Paint.

2. **T 1-11 PANELS**
   a. As budget permits, replace with horizontal siding characteristic of the period.
   b. Since plywood siding may not last as long as horizontal siding, it's eventual replacement must be budgeted for.

3. **CHIMNEY**
   a. Clean to remove soil and moss.
   b. Repoint if mortar is soft.
   c. Install new copper flashing if existing is not directing water away from building elements.

4. **RUSTING SASHES**
   a. Remove all rust with wire brush, sanding and steel wool.
   b. Protect glass.
   c. Prime immediately.
   d. Replace loose, missing or cracked glazing putty.
   e. Paint with oil based semi-gloss paint.
   f. Oil hardware.

5. **RUSTING VENTILATORS**
   a. Sand to remove all rust.
   b. Prime and paint.

6. **WEATHERED DOORS**
   a. Scrape and sand to remove loose paint. Sand smooth.
   b. Caulk all cracks.
   c. Prime and paint.

7. **MASONRY CRACK**
   a. Consult structural engineer to determine cause of seismic crack.
   b. Remedy cause.
   c. Rebuild damaged masonry area, with mortar to match existing color.
   d. Flash junction with extension watertight.

8. **RUST ON STEEL**
   a. Sand to remove all rust.
   b. Prime immediately with rust inhibitive primer.
   c. Paint.

9. MOSS AT FOUNDATION
   a. Remove with spatula and bristle brush.
   b. Spray with garden hose.

10. DAMAGED PARKING BUMPERS
   a. Remove loose material
   b. Wet or prime in accordance with patching compound manufacturer's recommendations.
   c. Install patching compound and trowel to match bumper configuration.

11. LOFT THRESHOLD
   a. Remove all rust with wire brush.
   b. Prime immediately with rust inhibitive primer.
   c. Paint.

12. DOWNSPOUT BOOTS RUSTING
   a. Remove all rust from both sides with wire brush.
   b. Prime immediately with rust inhibitive primer.
   c. Paint all sides.

13. WEATHERED SIDING
   a. Remove soil and moss.
   b. Scrape and sand to remove loose paint.
   c. Prime and paint.